UNITED STATES DISTRICT COURT
SOUTHERN DISTRICT OF NEW YORK

Tiffany M. Robinson

(In the space above enter the full name(s) of the plaintiff(s).)

COMPLAINT

-against-

WaveCrest Management Team, LTD.
Reverend Polite Avenue Associates, LP.

Jury Trial: ☐ Yes ☒ No
(check one)

RECEIVED
SEP - 8 2014
PRO SE OFFICE

(In the space above enter the full name(s) of the defendant(s). If you cannot fit the names of all of the defendants in the space provided, please write "see attached" in the space above and attach an additional sheet of paper with the full list of names. The names listed in the above caption must be identical to those contained in Part I. Addresses should not be included here.)

I. Parties in this complaint:

A. List your name, address and telephone number. If you are presently in custody, include your identification number and the name and address of your current place of confinement. Do the same for any additional plaintiffs named. Attach additional sheets of paper as necessary.

Plaintiff
Name Tiffany M. Robinson
Street Address 861 E. 163rd St. #4J
County, City Bronx
State & Zip Code New York, 10459
Telephone Number 917 272-7428

B. List all defendants. You should state the full name of the defendant, even if that defendant is a government agency, an organization, a corporation, or an individual. Include the address where each defendant may be served. Make sure that the defendant(s) listed below are identical to those contained in the above caption. Attach additional sheets of paper as necessary.

Defendant No. 1
Name WaveCrest Management Team, LTD.
Street Address 87-14 116th Street

County, City Richmond Hills
State & Zip Code New York, 11418
Telephone Number 718-463-1200

Defendant No. 2
Name Reverend Polite Avenue Associates, LP.
Street Address 87-14 116th Street
County, City Richmond Hills
State & Zip Code New York, 11418
Telephone Number 718-463-1200

Defendant No. 3
Name Reverend Polite Avenue Associates, LP.
Street Address P.O. BOX 188
County, City Bayside
State & Zip Code New York, 11361
Telephone Number N/A

Defendant No. 4
Name
Street Address
County, City
State & Zip Code
Telephone Number

II. Basis for Jurisdiction:

Federal courts are courts of limited jurisdiction. Only two types of cases can be heard in federal court: cases involving a federal question and cases involving diversity of citizenship of the parties. Under 28 U.S.C. § 1331, a case involving the United States Constitution or federal laws or treaties is a federal question case. Under 28 U.S.C. § 1332, a case in which a citizen of one state sues a citizen of another state and the amount in damages is more than $75,000 is a diversity of citizenship case.

A. What is the basis for federal court jurisdiction? *(check all that apply)*

☑ Federal Questions ☐ Diversity of Citizenship

B. If the basis for jurisdiction is Federal Question, what federal Constitutional, statutory or treaty right is at issue? HPD Violations, Unstable infrastructure

C. If the basis for jurisdiction is Diversity of Citizenship, what is the state of citizenship of each party?

Plaintiff(s) state(s) of citizenship U.S. Citizen
Defendant(s) state(s) of citizenship N/A

III. Statement of Claim:

State as briefly as possible the facts of your case. Describe how each of the defendants named in the caption of this complaint is involved in this action, along with the dates and locations of all relevant events.

You may wish to include further details such as the names of other persons involved in the events giving rise to your claims. Do not cite any cases or statutes. If you intend to allege a number of related claims, number and set forth each claim in a separate paragraph. Attach additional sheets of paper as necessary.

A. Where did the events giving rise to your claim(s) occur? 861 E. 163rd St. #4J Bronx, NY 10459

B. What date and approximate time did the events giving rise to your claim(s) occur? 12/2006 to the present.

C. Facts: Back in April of 2014 I took out a complaint against my management company at the Bronx Court House Court (1118 Grand Concourse in the Bronx. My issues were brought to the Bronx County Housing Court due to My Bathroom Lights and Light switch stop working as of 1-2014 the Living room electrical sockets and electricity stop working as of 1-2014. Since my move-in date ~~wit~~ (TD) which was 12/2006 My living room and bedroom Ceiling has had a major crack in the ceiling which runs from wall to wall in the living room and bedroom. Bronx County Housing Court has sent out a ~~La~~ (TD) Liason on two different ocassions to inspect my apartment for the issues at hand. Building inspectors and the building superintendent has inspected my apartment a minimal of three to four times since I've been living at the above stated address, and never said or did anything about the obvious cracks in my living room and bedroom ceiling. As of 1-2014 my refrigerator started malfunctioning-lights flickering and the food tempeature is unsafe, I have refrigerator thermometer to prove this.

What happened to you?

Who did what?

Was anyone else involved?

Who else saw what happened?

IV. Injuries:

If you sustained injuries related to the events alleged above, describe them and state what medical treatment, if any, you required and received. I've never sustained injuries however back in the fall or spring of 2012-2013 ~~dust~~ (TD) particles from the crack in the living room Ceiling fell on my living room furniture.

V. **Relief:**

State what you want the Court to do for you and the amount of monetary compensation, if any, you are seeking, and the basis for such compensation. I want a monetary compensation in the amount of $60,000 which sums out to all the rent monies paid to management and the landlord, this amount includes my security deposit. I have pictures of these violations in addition to the Bronx County Housing Court out their Liason to inspect/assess the violations.

I declare under penalty of perjury that the foregoing is true and correct.

Signed this 8 day of September, 2014.

Signature of Plaintiff Tiffany M. Robinson

Mailing Address 866 E. 163rd St. #4J
Bronx, NY 10459

Telephone Number 917-272-7428

Fax Number *(if you have one)* N/A

Note: All plaintiffs named in the caption of the complaint must date and sign the complaint. Prisoners must also provide their inmate numbers, present place of confinement, and address.

For Prisoners:

I declare under penalty of perjury that on this _____ day of _________________, 20__, I am delivering this complaint to prison authorities to be mailed to the *Pro Se* Office of the United States District Court for the Southern District of New York.

Signature of Plaintiff: ______________________

Inmate Number ______________________

OHP FORM F22C
(REV. 6/2012)

THE CITY OF NEW YORK
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT
DIVISION OF CODE ENFORCEMENT

NYC Department of Housing Preservation & Development nyc.gov/hpd

DCE/ BRONX BORO OFFICE
1932 ARTHUR AVENUE
BRONX, NY 10457

BLDG ID	BORO	REG NO	HOUSE NO	STREET NAME	REF #	DATE	PAGE
874693	BX	224670	861	EAST 163 STREET	6872789	04/14/2014	1 of 1

ROBINSON , TIFFANY
861 EAST 163 STREET
Apt # 4J
BRONX , NY 10459

Dear Sir/Madam: ROBINSON

An inspection was attempted on 04/08/2014 in response to your complaint regarding:

- PAINT - PLASTER - CEILING - CRACKED
- APPLIANCE - REFRIGERATOR - BROKE DOOR SEAL
- ELECTRIC - NOLIGHTING - ONE ROOM/AREA
- ELECTRIC - NOLIGHTING - ONE ROOM/AREA
- PAINT - PLASTER - CEILING - CRACKED

If the conditions you complained about still exist, please call (718) 579-6777 between the hours of 9.00 A.M. to 4.00 P.M. (weekdays only) to schedule an inspection
If we do not hear from you by 4/24/2014, your complaint will be closed. Please call the Citizens Complaint Center at 311 after this date to file a new complaint.

Estimado Señor/Señora: ROBINSON

Una Inspección fue intentada el 08 de Abril 2014 en respuesta a su queja recibida el 03 de Abril 2014
Si las condiciones a las que usted se refirió en su queja todavia existen, por favor llame al telefono (718) 579-6777 antes de el dia 24 de Abril 2014 entre las 9:00 a.m. y 4:00 p.m. (entre los días de la semana), para fijar fecha para la inspeccion. Si para el dia 24 de Abril 2014 no hemos oido de usted, su queja sera cerrada. Por favor llame al Centro de Quejas para Ciudadanos (Citizens Complaint Center) al 311 despues de esta fecha y registre una queja nueva.

OHP FORM F22C
(REV. 6/2012)

THE CITY OF NEW YORK
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT
DIVISION OF CODE ENFORCEMENT

NYC Department of Housing Preservation & Development nyc.gov/hpd

DCE/ BRONX BORO OFFICE
1932 ARTHUR AVENUE
BRONX, NY 10457

BLDG ID	BORO	REG NO	HOUSE NO	STREET NAME	REF #	DATE	PAGE
874693	BX	224670	861	EAST 163 STREET	6873692	04/14/2014	1 of 1

ROBINSON , TIFFANY
861 EAST 163 STREET
Apt # 4J
BRONX , NY 10459

Dear Sir/Madam: ROBINSON

An inspection was attempted on 04/08/2014 in response to your complaint regarding:

- PAINT - PLASTER - CEILING - CRACKED
- APPLIANCE - REFRIGERATOR - BROKE DOOR SEAL
- ELECTRIC - OUTLET/SWITCH - OUTLET DEFECT
- ELECTRIC - LIGHTING - FIXT MISS/HANG
- PAINT - PLASTER - CEILING - CRACKED

If the conditions you complained about still exist, please call (718) 579-6777 between the hours of 9.00 A.M. to 4.00 P.M. (weekdays only) to schedule an inspection
If we do not hear from you by 4/24/2014, your complaint will be closed. Please call the Citizens Complaint Center at 311 after this date to file a new complaint.

Estimado Señor/Señora: ROBINSON

Una Inspección fue intentada el 08 de Abril 2014 en respuesta a su queja recibida el 04 de Abril 2014
Si las condiciones a las que usted se refirió en su queja todavia existen, por favor llame al telefono (718) 579-6777 antes de el dia 24 de Abril 2014 entre las 9:00 a.m. y 4:00 p.m. (entre los días de la semana), para fijar fecha para la inspeccion. Si para el dia 24 de Abril 2014 no hemos oido de usted, su queja sera cerrada. Por favor llame al Centro de Quejas para Ciudadanos (Citizens Complaint Center) al 311 despues de esta fecha y registre una queja nueva.

OHP FORM F22C
(REV. 6/2012)

THE CITY OF NEW YORK
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DIVISION OF CODE ENFORCEMENT

NYC Department of Housing Preservation & Development
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DCE/ BRONX BORO OFFICE
1932 ARTHUR AVENUE
BRONX, NY 10457

BLDG ID	BORO	REG NO	HOUSE NO	STREET NAME	REF #	DATE	PAGE
874693	BX	224670	861	EAST 163 STREET	6876770	04/14/2014	1 of 1

ROBINSON , TIFFANY
861 EAST 163 STREET
Apt # 4J
BRONX , NY 10459

Dear Sir/Madam: ROBINSON

An inspection was attempted on 04/11/2014 in response to your complaint regarding:

- PAINT - PLASTER - CEILING - CRACKED
- ELECTRIC - OUTLET/SWITCH - OUTLET DEFECT
- ELECTRIC - OUTLET/SWITCH - OUTLET DEFECT
- PAINT - PLASTER - CEILING - CRACKED
- ELECTRIC - NOLIGHTING - ONE ROOM/AREA

If the conditions you complained about still exist, please call (718) 579-6777 between the hours of 9.00 A.M. to 4.00 P.M. (weekdays only) to schedule an inspection
If we do not hear from you by 4/24/2014, your complaint will be closed. Please call the Citizens Complaint Center at 311 after this date to file a new complaint.

Estimado Señor/Señora: ROBINSON

Una Inspección fue intentada el 11 de Abril 2014 en respuesta a su queja recibida el 07 de Abril 2014
Si las condiciones a las que usted se refirió en su queja todavia existen, por favor llame al telefono (718) 579-6777 antes de el dia 24 de Abril 2014 entre las 9:00 a.m. y 4:00 p.m. (entre los días de la semana), para fijar fecha para la inspeccion. Si para el dia 24 de Abril 2014 no hemos oido de usted, su queja sera cerrada. Por favor llame al Centro de Quejas para Ciudadanos (Citizens Complaint Center) al 311 despues de esta fecha y registre una queja nueva.

OHP FORM F22C
(REV. 6/2012)

THE CITY OF NEW YORK
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DIVISION OF CODE ENFORCEMENT

NYC
Department of
Housing Preservation
& Development
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DCE/ BRONX BORO OFFICE
1932 ARTHUR AVENUE
BRONX, NY 10457

BLDG ID	BORO	REG NO	HOUSE NO	STREET NAME	REF #	DATE	PAGE
874693	BX	224670	861	EAST 163 STREET	6877446	04/14/2014	1 of 1

ROBINSON , TIFFANY
861 EAST 163 STREET
Apt # 4J
BRONX , NY 10459

Dear Sir/Madam: ROBINSON

An inspection was attempted on 04/11/2014 in response to your complaint regarding:

- PAINT - PLASTER - CEILING - CRACKED
- ELECTRIC - OUTLET/SWITCH - OUTLET DEFECT
- ELECTRIC - NOLIGHTING - ONE ROOM/AREA
- ELECTRIC - NOLIGHTING - ONE ROOM/AREA
- PAINT - PLASTER - CEILING - CRACKED

If the conditions you complained about still exist, please call (718) 579-6777 between the hours of 9.00 A.M. to 4.00 P.M. (weekdays only) to schedule an inspection
If we do not hear from you by 4/24/2014, your complaint will be closed. Please call the Citizens Complaint Center at 311 after this date to file a new complaint.

Estimado Señor/Señora: ROBINSON

Una Inspección fue intentada el 11 de Abril 2014 en respuesta a su queja recibida el 08 de Abril 2014
Si las condiciones a las que usted se refirió en su queja todavia existen, por favor llame al telefono (718) 579-6777 antes de el dia 24 de Abril 2014 entre las 9:00 a.m. y 4:00 p.m. (entre los días de la semana), para fijar fecha para la inspeccion. Si para el dia 24 de Abril 2014 no hemos oido de usted, su queja sera cerrada. Por favor llame al Centro de Quejas para Ciudadanos (Citizens Complaint Center) al 311 despues de esta fecha y registre una queja nueva.

OHP FORM F22C
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DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT
DIVISION OF CODE ENFORCEMENT

NYC Department of Housing Preservation & Development nyc.gov/hpd

DCE/ BRONX BORO OFFICE
1932 ARTHUR AVENUE
BRONX, NY 10457

BLDG ID	BORO	REG NO	HOUSE NO	STREET NAME	REF #	DATE	PAGE
874693	BX	224670	861	EAST 163 STREET	6878943	04/14/2014	1 of 1

ROBINSON, TIFFANY
861 EAST 163 STREET
Apt # 4J
BRONX, NY 10459

Dear Sir/Madam: ROBINSON

An inspection was attempted on 04/11/2014 in response to your complaint regarding:

- PAINT - PLASTER - CEILING - CRACKED
- ELECTRIC - OUTLET/SWITCH - OUTLET DEFECT
- ELECTRIC - OUTLET/SWITCH - OUTLET DEFECT
- ELECTRIC - NOLIGHTING - ONE ROOM/AREA
- PAINT - PLASTER - CEILING - CRACKED

If the conditions you complained about still exist, please call (718) 579-6777 between the hours of 9.00 A.M. to 4.00 P.M. (weekdays only) to schedule an inspection
If we do not hear from you by 4/24/2014, your complaint will be closed. Please call the Citizens Complaint Center at 311 after this date to file a new complaint.

Estimado Señor/Señora: ROBINSON

Una Inspección fue intentada el 11 de Abril 2014 en respuesta a su queja recibida el 09 de Abril 2014
Si las condiciones a las que usted se refirió en su queja todavia existen, por favor llame al telefono (718) 579-6777 antes de el dia 24 de Abril 2014 entre las 9:00 a.m. y 4:00 p.m. (entre los días de la semana), para fijar fecha para la inspeccion. Si para el dia 24 de Abril 2014 no hemos oido de usted, su queja sera cerrada. Por favor llame al Centro de Quejas para Ciudadanos (Citizens Complaint Center) al 311 despues de esta fecha y registre una queja nueva.

OHP FORM F22C
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DCE/ BRONX BORO OFFICE
1932 ARTHUR AVENUE
BRONX, NY 10457

BLDG ID	BORO	REG NO	HOUSE NO	STREET NAME	REF #	DATE	PAGE
874693	BX	224670	861	EAST 163 STREET	6874955	04/18/2014	1 of 1

ROBINSON , TIFFANY
861 EAST 163 STREET
Apt # 4J
BRONX , NY 10459

Dear Sir/Madam: ROBINSON

An inspection was attempted on 04/16/2014 in response to your complaint regarding:

- PAINT - PLASTER - CEILING - CRACKED
- ELECTRIC - LIGHTING - FIXT MISS/HANG
- ELECTRIC - OUTLET/SWITCH - OUTLET DEFECT
- ELECTRIC - OUTLET/SWITCH - OUTLET DEFECT
- PAINT - PLASTER - CEILING - CRACKED

If the conditions you complained about still exist, please call (718) 579-6777 between the hours of 9.00 A.M. to 4.00 P.M. (weekdays only) to schedule an inspection
If we do not hear from you by 4/28/2014, your complaint will be closed. Please call the Citizens Complaint Center at 311 after this date to file a new complaint.

Estimado Señor/Señora: ROBINSON

Una Inspección fue intentada el 16 de Abril 2014 en respuesta a su queja recibida el 05 de Abril 2014
Si las condiciones a las que usted se refirió en su queja todavia existen, por favor llame al telefono (718) 579-6777 antes de el dia 28 de Abril 2014 entre las 9:00 a.m. y 4:00 p.m. (entre los días de la semana), para fijar fecha para la inspeccion. Si para el dia 28 de Abril 2014 no hemos oido de usted, su queja sera cerrada. Por favor llame al Centro de Quejas para Ciudadanos (Citizens Complaint Center) al 311 despues de esta fecha y registre una queja nueva.

OHP FORM F22C
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DCE/ BRONX BORO OFFICE
1932 ARTHUR AVENUE
BRONX, NY 10457

BLDG ID	BORO	REG NO	HOUSE NO	STREET NAME	REF #	DATE	PAGE
874693	BX	224670	861	EAST 163 STREET	6875821	04/18/2014	1 of 1

ROBINSON , TIFFANY
861 EAST 163 STREET
Apt # 4J
BRONX , NY 10459

Dear Sir/Madam: ROBINSON

An inspection was attempted on 04/16/2014 in response to your complaint regarding:

- PAINT - PLASTER - CEILING - CRACKED
- APPLIANCE - REFRIGERATOR - BROKE DOOR SEAL
- ELECTRIC - OUTLET/SWITCH - OUTLET DEFECT
- ELECTRIC - OUTLET/SWITCH - OUTLET DEFECT
- ELECTRIC - NOLIGHTING - ONE ROOM/AREA
- PAINT - PLASTER - CEILING - CRACKED

If the conditions you complained about still exist, please call (718) 579-6777 between the hours of 9.00 A.M. to 4.00 P.M. (weekdays only) to schedule an inspection
If we do not hear from you by 4/28/2014, your complaint will be closed. Please call the Citizens Complaint Center at 311 after this date to file a new complaint.

Estimado Señor/Señora: ROBINSON

Una Inspección fue intentada el 16 de Abril 2014 en respuesta a su queja recibida el 06 de Abril 2014
Si las condiciones a las que usted se refirió en su queja todavia existen, por favor llame al telefono (718) 579-6777 antes de el dia 28 de Abril 2014 entre las 9:00 a.m. y 4:00 p.m. (entre los días de la semana), para fijar fecha para la inspeccion. Si para el dia 28 de Abril 2014 no hemos oido de usted, su queja sera cerrada. Por favor llame al Centro de Quejas para Ciudadanos (Citizens Complaint Center) al 311 despues de esta fecha y registre una queja nueva.

OHP FORM F22C
(REV. 6/2012)

THE CITY OF NEW YORK
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT
DIVISION OF CODE ENFORCEMENT

Department of Housing Preservation & Development
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DCE/ BRONX BORO OFFICE
1932 ARTHUR AVENUE
BRONX, NY 10457

BLDG ID	BORO	REG NO	HOUSE NO	STREET NAME	REF #	DATE	PAGE
874693	BX	224670	861	EAST 163 STREET	6881061	04/18/2014	1 of 1

ROBINSON , TIFFANY
861 EAST 163 STREET
Apt # 4J
BRONX , NY 10459

Dear Sir/Madam: ROBINSON

An inspection was attempted on 04/16/2014 in response to your complaint regarding:

- PAINT - PLASTER - CEILING - CRACKED
- ELECTRIC - OUTLET/SWITCH - OUTLET DEFECT
- ELECTRIC - NOLIGHTING - ONE ROOM/AREA
- ELECTRIC - OUTLET/SWITCH - OUTLET DEFECT
- PAINT - PLASTER - CEILING - CRACKED

If the conditions you complained about still exist, please call (718) 579-6777 between the hours of 9.00 A.M. to 4.00 P.M. (weekdays only) to schedule an inspection
If we do not hear from you by 4/28/2014, your complaint will be closed. Please call the Citizens Complaint Center at 311 after this date to file a new complaint.

Estimado Señor/Señora: ROBINSON

Una Inspección fue intentada el 16 de Abril 2014 en respuesta a su queja recibida el 11 de Abril 2014
Si las condiciones a las que usted se refirió en su queja todavia existen, por favor llame al telefono (718) 579-6777 antes de el dia 28 de Abril 2014 entre las 9:00 a.m. y 4:00 p.m. (entre los días de la semana), para fijar fecha para la inspeccion. Si para el dia 28 de Abril 2014 no hemos oido de usted, su queja sera cerrada. Por favor llame al Centro de Quejas para Ciudadanos (Citizens Complaint Center) al 311 despues de esta fecha y registre una queja nueva.

OHP FORM F22C
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Department of Housing Preservation & Development
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DCE/ BRONX BORO OFFICE
1932 ARTHUR AVENUE
BRONX, NY 10457

BLDG ID	BORO	REG NO	HOUSE NO	STREET NAME	REF #	DATE	PAGE
874693	BX	224670	861	EAST 163 STREET	6887914	04/28/2014	1 of 1

ROBINSON , TIFFANY
861 EAST 163 STREET
Apt # 4J
BRONX , NY 10459

Dear Sir/Madam: ROBINSON

An inspection was attempted on 04/25/2014 in response to your complaint regarding:

- PAINT - PLASTER - CEILING - CRACKED
- ELECTRIC - POWEROUTAGE - MULTI RMS/AREAS
- ELECTRIC - OUTLET/SWITCH - OUTLET DEFECT
- ELECTRIC - OUTLET/SWITCH - OUTLET DEFECT
- PAINT - PLASTER - CEILING - CRACKED

If the conditions you complained about still exist, please call (718) 579-6777 between the hours of 9.00 A.M. to 4.00 P.M. (weekdays only) to schedule an inspection
If we do not hear from you by 5/8/2014, your complaint will be closed. Please call the Citizens Complaint Center at 311 after this date to file a new complaint.

Estimado Señor/Señora: ROBINSON

Una Inspección fue intentada el 25 de Abril 2014 en respuesta a su queja recibida el 18 de Abril 2014
Si las condiciones a las que usted se refirió en su queja todavia existen, por favor llame al telefono (718) 579-6777 antes de el dia 08 de Mayo 2014 entre las 9:00 a.m. y 4:00 p.m. (entre los días de la semana), para fijar fecha para la inspeccion. Si para el dia 08 de Mayo 2014 no hemos oido de usted, su queja sera cerrada. Por favor llame al Centro de Quejas para Ciudadanos (Citizens Complaint Center) al 311 despues de esta fecha y registre una queja nueva.

OHP FORM F22C
(REV. 6/2012)

THE CITY OF NEW YORK
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT
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NYC Department of Housing Preservation & Development nyc.gov/hpd

DCE/ BRONX BORO OFFICE
1932 ARTHUR AVENUE
BRONX, NY 10457

BLDG ID	BORO	REG NO	HOUSE NO	STREET NAME	REF #	DATE	PAGE
874693	BX	224670	861	EAST 163 STREET	6889877	04/28/2014	1 of 1

ROBINSON , TIFFANY
861 EAST 163 STREET
Apt # 4J
BRONX , NY 10459

Dear Sir/Madam: ROBINSON

An inspection was attempted on 04/25/2014 in response to your complaint regarding:

- PAINT - PLASTER - CEILING - CRACKED
- ELECTRIC - OUTLET/SWITCH - OUTLET DEFECT
- PAINT - PLASTER - CEILING - PLASTER PEELING
- PAINT - PLASTER - CEILING - PLASTER PEELING
- ELECTRIC - NOLIGHTING - ONE ROOM/AREA
- PAINT - PLASTER - CEILING - CRACKED

If the conditions you complained about still exist, please call (718) 579-6777 between the hours of 9.00 A.M. to 4.00 P.M. (weekdays only) to schedule an inspection
If we do not hear from you by 5/8/2014, your complaint will be closed. Please call the Citizens Complaint Center at 311 after this date to file a new complaint.

Estimado Señor/Señora: ROBINSON

Una Inspección fue intentada el 25 de Abril 2014 en respuesta a su queja recibida el 20 de Abril 2014
Si las condiciones a las que usted se refirió en su queja todavia existen, por favor llame al telefono (718) 579-6777 antes de el dia 08 de Mayo 2014 entre las 9:00 a.m. y 4:00 p.m. (entre los días de la semana), para fijar fecha para la inspeccion. Si para el dia 08 de Mayo 2014 no hemos oido de usted, su queja sera cerrada. Por favor llame al Centro de Quejas para Ciudadanos (Citizens Complaint Center) al 311 despues de esta fecha y registre una queja nueva.

OHP FORM F22C
(REV. 6/2012)

THE CITY OF NEW YORK
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT
DIVISION OF CODE ENFORCEMENT

NYC
Department of Housing Preservation & Development
nyc.gov/hpd

DCE/ BRONX BORO OFFICE
1932 ARTHUR AVENUE
BRONX, NY 10457

BLDG ID	BORO	REG NO	HOUSE NO	STREET NAME	REF #	DATE	PAGE
874693	BX	224670	861	EAST 163 STREET	6890331	04/28/2014	1 of 1

ROBINSON, TIFFANY
861 EAST 163 STREET
Apt # 4J
BRONX, NY 10459

Dear Sir/Madam: ROBINSON

An inspection was attempted on 04/25/2014 in response to your complaint regarding:

- PAINT - PLASTER - CEILING - CRACKED
- ELECTRIC - OUTLET/SWITCH - OUTLET DEFECT
- ELECTRIC - NOLIGHTING - ONE ROOM/AREA
- PAINT - PLASTER - CEILING - CRACKED

If the conditions you complained about still exist, please call (718) 579-6777 between the hours of 9.00 A.M. to 4.00 P.M. (weekdays only) to schedule an inspection
If we do not hear from you by 5/8/2014, your complaint will be closed. Please call the Citizens Complaint Center at 311 after this date to file a new complaint.

Estimado Señor/Señora: ROBINSON

Una Inspección fue intentada el 25 de Abril 2014 en respuesta a su queja recibida el 21 de Abril 2014
Si las condiciones a las que usted se refirió en su queja todavia existen, por favor llame al telefono (718) 579-6777 antes de el dia 08 de Mayo 2014 entre las 9:00 a.m. y 4:00 p.m. (entre los días de la semana), para fijar fecha para la inspeccion. Si para el dia 08 de Mayo 2014 no hemos oido de usted, su queja sera cerrada. Por favor llame al Centro de Quejas para Ciudadanos (Citizens Complaint Center) al 311 despues de esta fecha y registre una queja nueva.

OHP FORM F22C
(REV. 6/2012)

THE CITY OF NEW YORK
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT
DIVISION OF CODE ENFORCEMENT

NYC Department of Housing Preservation & Development
nyc.gov/hpd

DCE/ BRONX BORO OFFICE
1932 ARTHUR AVENUE
BRONX, NY 10457

BLDG ID	BORO	REG NO	HOUSE NO	STREET NAME	REF #	DATE	PAGE
874693	BX	224670	861	EAST 163 STREET	6891995	04/28/2014	1 of 1

ROBINSON , TIFFANY
861 EAST 163 STREET
Apt # 4J
BRONX , NY 10459

Dear Sir/Madam: ROBINSON

An inspection was attempted on 04/25/2014 in response to your complaint regarding:

- PAINT - PLASTER - CEILING - CRACKED
- ELECTRIC - LIGHTING - DIMS
- ELECTRIC - OUTLET/SWITCH - OUTLET DEFECT
- PAINT - PLASTER - CEILING - CRACKED
- ELECTRIC - OUTLET/SWITCH - OUTLET DEFECT

If the conditions you complained about still exist, please call (718) 579-6777 between the hours of 9.00 A.M. to 4.00 P.M. (weekdays only) to schedule an inspection
If we do not hear from you by 5/8/2014, your complaint will be closed. Please call the Citizens Complaint Center at 311 after this date to file a new complaint.

Estimado Señor/Señora: ROBINSON

Una Inspección fue intentada el 25 de Abril 2014 en respuesta a su queja recibida el 22 de Abril 2014
Si las condiciones a las que usted se refirió en su queja todavia existen, por favor llame al telefono (718) 579-6777 antes de el dia 08 de Mayo 2014 entre las 9:00 a.m. y 4:00 p.m. (entre los días de la semana), para fijar fecha para la inspeccion. Si para el dia 08 de Mayo 2014 no hemos oido de usted, su queja sera cerrada. Por favor llame al Centro de Quejas para Ciudadanos (Citizens Complaint Center) al 311 despues de esta fecha y registre una queja nueva.

OHP FORM F22C
(REV. 6/2012)

THE CITY OF NEW YORK
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT
DIVISION OF CODE ENFORCEMENT

NYC Department of Housing Preservation & Development
nyc.gov/hpd

DCE/ BRONX BORO OFFICE
1932 ARTHUR AVENUE
BRONX, NY 10457

BLDG ID	BORO	REG NO	HOUSE NO	STREET NAME	REF #	DATE	PAGE
874693	BX	224670	861	EAST 163 STREET	6893332	04/28/2014	1 of 1

ROBINSON , TIFFANY
861 EAST 163 STREET
Apt # 4J
BRONX , NY 10459

Dear Sir/Madam: ROBINSON

An inspection was attempted on 04/25/2014 in response to your complaint regarding:

- PAINT - PLASTER - CEILING - CRACKED
- ELECTRIC - NOLIGHTING - ONE ROOM/AREA
- ELECTRIC - OUTLET/SWITCH - OUTLET DEFECT
- PAINT - PLASTER - CEILING - CRACKED

If the conditions you complained about still exist, please call (718) 579-6777 between the hours of 9.00 A.M. to 4.00 P.M. (weekdays only) to schedule an inspection
If we do not hear from you by 5/8/2014, your complaint will be closed. Please call the Citizens Complaint Center at 311 after this date to file a new complaint.

Estimado Señor/Señora: ROBINSON

Una Inspección fue intentada el 25 de Abril 2014 en respuesta a su queja recibida el 23 de Abril 2014
Si las condiciones a las que usted se refirió en su queja todavia existen, por favor llame al telefono (718) 579-6777 antes de el dia 08 de Mayo 2014 entre las 9:00 a.m. y 4:00 p.m. (entre los días de la semana), para fijar fecha para la inspeccion. Si para el dia 08 de Mayo 2014 no hemos oido de usted, su queja sera cerrada. Por favor llame al Centro de Quejas para Ciudadanos (Citizens Complaint Center) al 311 despues de esta fecha y registre una queja nueva.

OHP FORM F22C
(REV. 6/2012)

THE CITY OF NEW YORK
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT
DIVISION OF CODE ENFORCEMENT

NYC Department of Housing Preservation & Development nyc.gov/hpd

DCE/ BRONX BORO OFFICE
1932 ARTHUR AVENUE
BRONX, NY 10457

BLDG ID	BORO	REG NO	HOUSE NO	STREET NAME	REF #	DATE	PAGE
874693	BX	224670	861	EAST 163 STREET	6898514	04/30/2014	1 of 1

ROBINSON , TIFFANY
861 EAST 163 STREET
Apt # 4J
BRONX , NY 10459

Dear Sir/Madam: ROBINSON

An inspection was attempted on 04/29/2014 in response to your complaint regarding:

- PAINT - PLASTER - CEILING - PLASTER PEELING

If the conditions you complained about still exist, please call (718) 579-6777 between the hours of 9.00 A.M. to 4.00 P.M. (weekdays only) to schedule an inspection
If we do not hear from you by 5/10/2014, your complaint will be closed. Please call the Citizens Complaint Center at 311 after this date to file a new complaint.

Estimado Señor/Señora: ROBINSON

Una Inspección fue intentada el 29 de Abril 2014 en respuesta a su queja recibida el 24 de Abril 2014
Si las condiciones a las que usted se refirió en su queja todavia existen, por favor llame al telefono (718) 579-6777 antes de el dia 10 de Mayo 2014 entre las 9:00 a.m. y 4:00 p.m. (entre los días de la semana), para fijar fecha para la inspeccion. Si para el dia 10 de Mayo 2014 no hemos oido de usted, su queja sera cerrada. Por favor llame al Centro de Quejas para Ciudadanos (Citizens Complaint Center) al 311 despues de esta fecha y registre una queja nueva.

OHP FORM F22C
(REV. 6/2012)

THE CITY OF NEW YORK
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT
DIVISION OF CODE ENFORCEMENT

NYC Department of Housing Preservation & Development nyc.gov/hpd

DCE/ BRONX BORO OFFICE
1932 ARTHUR AVENUE
BRONX, NY 10457

BLDG ID	BORO	REG NO	HOUSE NO	STREET NAME	REF #	DATE	PAGE
874693	BX	224670	861	EAST 163 STREET	6903006	05/09/2014	1 of 1

ROBINSON , TIFFANY
861 EAST 163 STREET
Apt # 4J
BRONX , NY 10459

Dear Sir/Madam: ROBINSON

An inspection was attempted on 05/08/2014 in response to your complaint regarding:

- PAINT - PLASTER - CEILING - CRACKED
- ELECTRIC - OUTLET/SWITCH - OUTLET DEFECT
- PAINT - PLASTER - CEILING - PLASTER PEELING
- PAINT - PLASTER - CEILING - PLASTER PEELING
- ELECTRIC - NOLIGHTING - ONE ROOM/AREA
- PAINT - PLASTER - CEILING - CRACKED
- ELECTRIC - NOLIGHTING - ONE ROOM/AREA

If the conditions you complained about still exist, please call (718) 579-6777 between the hours of 9.00 A.M. to 4.00 P.M. (weekdays only) to schedule an inspection
If we do not hear from you by 5/19/2014, your complaint will be closed. Please call the Citizens Complaint Center at 311 after this date to file a new complaint.

Estimado Señor/Señora: ROBINSON

Una Inspección fue intentada el 08 de Mayo 2014 en respuesta a su queja recibida el 29 de Abril 2014
Si las condiciones a las que usted se refirió en su queja todavia existen, por favor llame al telefono (718) 579-6777 antes de el dia 19 de Mayo 2014 entre las 9:00 a.m. y 4:00 p.m. (entre los días de la semana), para fijar fecha para la inspeccion. Si para el dia 19 de Mayo 2014 no hemos oido de usted, su queja sera cerrada. Por favor llame al Centro de Quejas para Ciudadanos (Citizens Complaint Center) al 311 despues de esta fecha y registre una queja nueva.

[Wi-Dw #5] Consent 5/29/14

TA:Steven Weissman -

CIVIL COURT OF THE CITY OF NEW YORK
COUNTY OF BRONX: HOUSING PART H

ORDER AND NOTICE OF VIOLATION

Index No.: HP 14914/14

Premises:
861 EAST 163 STREET, APT # 4J
BRONX, NY 10459

TIFFANY ROBINSON

Petitioner(s),

-against-

WAVECREST MANAGEMENT TEAM LIMITED
WAVECREST MANAGEMENT GROUP LLC ET AL

Respondent(s),

and

DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT OF THE CITY OF NEW YORK,

Co-Respondents.

P R E S E N T: HON. Steven Weissman
J.H.C.

Upon reading the Order to Show Cause dated March 10, 2014, the affirmation/affidavit of petitioner, and the petitioner and respondent DHPD having appeared and Offer waive (no one) having appeared in opposition,

Now, on motion of petitioner (and DHPD) for an order, and such motion having been heard by me on May 29, 2014

IT IS HEREBY FOUND:

1) That the respondent(s) "owner(s)" was/were properly served.

2) That the following conditions existing at the premises that are listed in the annexed inspection report dated March 15, 2014 and classified pursuant to hazard class are violations of the Housing Maintenance Code and/or the Multiple Dwelling Law.

3) That after (trial) (inquest) (conference) the court has found that the following conditions as listed in the inspection report and on Schedule A exist at the premises and are violations of the Housing Maintenance Code and/or the Multiple Dwelling Law.

IT IS HEREBY ORDERED as follows:

a) The respondent(s) WAVECREST MANAGEMENT TEAM LIMITED, WAVECREST MANAGEMENT GROUP LLC ET AL,

shall correct all violations listed on annexed inspection report and on Schedule A and classified as "C" (immediately hazardous) violations within 24 hours of the date of service of this order, except for "C" violations regarding lead paint hazards, or be subject to civil penalties of $50.00 per day per violation occurring in a building containing five or fewer dwelling units, and civil penalties of $50.00-$150.00 per violation plus $125.00 per day per violation occurring in a building containing more than five dwelling units, said penalty to accrue from the end of the period set for compliance until the violation is corrected. The penalty for violations placed for failure to supply heat and hot water as required by law shall be, for each such violation, $250.00 per day from and including the date the violation was placed until the violation is corrected, except for violation(s) involving a device on the heating system, in which case the penalty shall be $25.00 per day for each such violation, from and including the date each such violation is placed, but such penalty shall not be less than $1,000 for each violation.

b) The respondent(s) shall correct all violations listed in the inspection report and on Schedule A and classified as "C" violations regarding lead paint hazards (violation of record order numbers 606, 607, 610, 611, 612, 616, 617, 618, 619, or any other lead paint hazard violations placed by the court) within 21 days of the date of service of this order or the date provided in the Notice of Violation whichever is sooner, or be subject to civil penalties of $250.00 per day per violation, said penalty to accrue from the end of the period set for compliance until the violation(s) is/are corrected. . Nothing in this order shall be deemed to stay any activity of DHPD's Emergency Repair Program to complete work after the due date based on DHPD's service of the Notice of Violation.

c) The respondent(s) shall correct all violations listed in the inspection report and on Schedule A and classified as "B" (hazardous) violations within 30 days of the date of service of this order, or be subject to civil penalties of $25-$100 per violation plus $10 per day per violation, said penalty to accrue from the end of the period set for compliance until the violation is corrected.

d) The respondent(s) shall correct all violations listed in the inspection report and on Schedule A and classified as "A" (non-hazardous) violations within 90 days of the date of service of this order, or be subject to civil penalties of $10-$50, said penalty to accrue commencing at the end of the period for compliance.

e) Access for removal of violations will be provided by petitioner-tenant on June 5, 6 & 9, 2014 between 9 AM and 5 PM; however, if the respondent's(s') workers do not arrive by ~~12 Noon,~~ 11 AM tenant need not remain in the apartment to provide access.

f) As to violations pertaining to concealed water leaks, respondent(s) shall present proof to court of all steps taken to correct said condition if proceeding is restored to the court calendar.

g) Failure by the respondent(s) WAVECREST MANAGEMENT TEAM LIMITED, WAVECREST MANAGEMENT GROUP LLC ET AL,

to correct violations listed on the inspection report and on Schedule A within the periods required by paragraphs a, b, and c shall subject them to the contempt power of the Court.

h) The respondent(s) shall not remove any doors, walls, partitions, appliances, fixtures or essential services such as gas, electrical, heat or hot water unless and until petitioner is evicted by a marshall pursuant to court order or willingly and freely surrenders possession of the premises. This order does not authorize anyone to evict, eject or otherwise remove petitioner(s) from premises.

i) Service of this order may be made upon all parties or their attorneys by personal delivery or by regular mail.

j) This Court will retain continuing jurisdiction over this matter.

k) This proceeding may be restored to the calendar of the Housing Part where this order was signed to obtain a hearing on the issue of civil penalties, and a continuing order to correct the violations enumerated on Schedule A and inspection report of this order and such other and further relief, as the court deems just and proper by filing notice with the Clerk of the Housing Part, Civil Court of the City of New York, 1118 Grand Concourse, Bronx, New York, and by then mailing copies of said notice to all parties, including any attorney who may have appeared for any party, at least eight (8) days prior to the date on which the proceeding will appear on the calendar, at the address listed below.

Respondent(s) owner(s)

WAVECREST MANAGEMENT TEAM LIMITED
WAVECREST MANAGEMENT GROUP LLC ET AL

Department of Housing Preservation and Development
100 Gold St., 6th Fl.
New York, NY 10038
Attn: Bronx Unit

We hereby consent to the entry of the above Order and Notice of Violation.

Dated: 4-17, 2014 Petitioner-Tenant

Dated: ________, 20__ Attorney to the Petitioner-Tenant

Dated: ________, 20__ Respondent-Owner

Dated: ________, 20__ Respondent-Owner

Dated: ________, 20__ Attorney for Respondent-Owner

Dated: 4-17, 2014 SYMONE SYLVESTER, of Counsel

Deborah Rand, ESQ.
Attorney for Respondent DHPD
100 Gold Street, 6th floor
New York, NY 10038
212-863-5020

So ordered:

Dated: 5/19, 2014

STEVEN WEISSMAN
JUDGE, HOUSING COURT
J.H.C.

CHIEF CLERK

Come back after 6/28/14 to re-instate

CIVIL COURT OF THE CITY OF NEW YORK
COUNTY OF BRONX

INDEX NO. 014914/2014
SEQ NO. 001

ORDER TO SHOW CAUSE TO RESTORE FOR COMPLIANCE AND ASSESSMENT OF CIVIL PENALTIES
(H.P. ACTION)

return to housing court 7/2/14

ROBINSON TIFFANY
PETITIONER(S),

AGAINST
WAVECREST MANAGEMENTTEAM LTD.......
RESPONDENT(S)

PREMISES:
861 EAST 163RD STREET 4J
BRONX NY 104590000

AND
THE DEPARTMENT OF HOUSING PRESERVATION
AND DEVELOPMENT (DHPD)

UPON THE ANNEXED AFFIDAVIT OF ROBINSON TIFFANY
SWORN TO ON JUNE 10, 2014, THE ORDER OF HON. STEVEN WEISSMAN,
DATED 3/24, 4/17, 5/29/14, AND UPON ALL THE PAPERS AND PROCEEDINGS HEREIN:

LET THE RESPONDENT(S) OR RESPONDENT"S ATTORNEY(S) SHOW CAUSE AT A MOTION TERM OF THE

CIVIL COURT OF THE CITY OF NEW YORK
HOUSING PART: PART H, RM.560
LOCATED AT: 1118 GRAND CONCOURSE, BRONX
ON: JUNE 18, 2014, AT 09:30 AM

OR AS SOON THEREAFTER AS COUNSEL MAY BE HEARD, WHY AN ORDER SHOULD NOT BE MADE:

RESTORING THE CASE TO THE CALENDAR FOR A COMPLIANCE HEARING AND ASSESSMENT OF CIVIL PENALTIES, AND/OR GRANTIING SUCH OTHER AND FURTHER RELIEF AS MAY BE JUST

SERVICE OF A COPY OF THIS ORDER, AND ANNEXED AFFIDAVIT, UPON THE ATTORNEY FOR THE RESPONDENT(S) OR, IF THE RESPONDENT(S) APPEARED WITHOUT AN ATTORNEY, ON THE RESPONDENT(S) PERSONALLY OR BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED, AND ALSO UPON THE DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED, ON OR BEFORE 6/11/2014, SHALL BE DEEMED GOOD AND SUFFICIENT. PROOF OF SUCH SERVICE MAY BE FILED IN THE CLERK"S OFFICE OF HOUSING PART BEFORE THE RETURN DATE OF THIS ORDER TO SHOW CAUSE, OR ON THE DATE OF TRIAL WITH THE CLERK IN THE PART INDICATED ABOVE.

IF THE LANDLORD IS REGISTERED WITH THE DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT, PERSONAL SERVICE OR MAILING MAY BE MADE TO THE LANDLORD AT THE ADDRESS INDICATED IN SUCH REGISTRATION.

MAILING TO THE DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT SHALL BE MADE TO THE: HOUSING LITIGATION BUREAU, 3RD FLOOR
100 GOLD STREET, NEW YORK, NY 10038

ATTORNEY FOR RESPONDENT: OFFER WAIDE 2ND FL.
(89-14) 87-14 116TH ST, RICHMOND HILLS, NY 11418

6/10/2014
DATE

STEVEN WEISSMAN, JUDGE CIVIL/HSG CT

DENIED ______________________

GENERATED: 06/10/2014 @ 09:29:59

CIV-LT-82 (6/89)

Come back after 6/26/14 to re-instate

Civil Court of the City of New York

[Please Press Hard]

County of Bx

Housing Part H

Index Number 14914/14

Tiffany Robinson

Petitioner(s)

against

Wavecrest Mgt Team Ltd

Respondent(s), and

The Department of Housing Preservation and Development

AFFIDAVIT IN SUPPORT OF AN ORDER TO SHOW CAUSE To Restore to the Calendar for a Compliance Hearing and for Assessment of Civil Penalties (H. P.)

return to housing court 7/3/14

Address: 861 E. 163rd St (Address of Petitioner)

Bx., NY 10459 Apt. # 4J

State of New York, County of Bx ss:

Tiffany Robinson, being duly sworn, deposes and says:

1. **PARTY:** I am the ______ (Petitioner/ a [relative/friend/etc.] of the Petitioner) in the above proceeding

2. **HISTORY:** An Order of the Court directing the correction of violations was made, or a stipulation between the parties was entered into, on 3/24, 4/17, 5/29/14.

3. **FACTS:** The following violations / conditions have not been corrected:

1) Cracks in Living room ceiling
2) Cracks in Bedroom Ceiling
3) No Lights in Living room
4) Bathroom Light fixture not working
5) Light switch in Bathroom not working
6) Electrical Sockets in Living room not working
7) Tiny holes in Bedroom ceiling (Ceiling (between wall and))
8) Tiny holes in Living room ceiling (Between wall and ceiling).
9) ______

TENANT'S INITIALS

4. **PRIOR ORDER:** X I **have not** requested a prior Order to Show Cause for a Compliance Hearing in this case.
______ I **have** requested a prior Order to Show Cause for a Compliance Hearing in this case but I am making this further application because ______.

5. **REQUESTS:** I respectfully request that:
- this case be restored to the calendar for a Compliance Hearing and assessment of civil penalties (fine) against my landlord since violations have not been corrected pursuant to the Court's Order.
- because I am appearing *pro-se*, without an attorney or process server, permission be granted to serve these papers myself, by Certified Mail, Return Receipt Requested.
- the attached Order be signed.

Sworn to before me this 10th day of June, 2014

[signature] - SCC

Signature of Court Employee and Title, or Notary Public

x [signature] Tiffany Robinson

Signature of Petitioner

CIVIL COURT OF THE CITY OF NEW YORK
County of Bronx
Date 4/17/14 **Part** H

Index No. L&T: 14914/14
Page 1 **of** 1
Hon. Steven Weissman

Tiffany Robinson
Petitioner(s),

against

Wavecrest Mgmt Team et al.
Respondent(s)

STIPULATION OF SETTLEMENT

The parties understand that each party has the right to a trial, the right to see a Judge at any time and the right not to enter into a stipulation of settlement. However, after review of all the issues, the parties agree that they do not want to go to trial and instead agree to the following stipulation in settlement of the issues in this matter.

SO ORDERED
STEVEN WEISSMAN
JUDGE, HOUSING COURT

Party (please print)		Added/Amended or Deleted	Appearance	No Appearance	No Answer
Petitioner					
Respondent 1					
Respondent 2					
Respondent 3					

RE: 861 East 163rd Street, 4J
All parties received copies of the March 15, 2014 inspection report. The Resource Assistant will be present on May 21, 2014 at 10 AM. This case is adjourned to May 29, 2014 for compliance.

[signature] DHCR
Tiffany Robinson

CIV-LT-30 page 1(Revised 4/07)

CIVIL COURT OF THE CITY OF NEW YORK   INDEX NO. 014914/2014
COUNTY OF BRONX   SEQ NO. 002

ORDER TO SHOW CAUSE TO RESTORE FOR COMPLIANCE AND ASSESSMENT OF CIVIL PENALTIES
(H.P. ACTION)

ROBINSON TIFFANY
PETITIONER(S),

AGAINST

WAVECREST MANAGEMENTTEAM LTD........
RESPONDENT(S)

AND

THE DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT (DHPD)

PREMISES:
861 EAST 163RD STREET 4J
BRONX NY 104590000

UPON THE ANNEXED AFFIDAVIT OF ROBINSON TIFFANY SWORN TO ON JUNE 20, 2014, THE ORDER OF HON. STEVEN WEISSMAN, DATED 3/24, 4/17, 5/29/14 AND UPON ALL THE PAPERS AND PROCEEDINGS HEREIN:

LET THE RESPONDENT(S) OR RESPONDENT"S ATTORNEY(S) SHOW CAUSE AT A MOTION TERM OF THE

CIVIL COURT OF THE CITY OF NEW YORK
HOUSING PART: PART H, RM.560
LOCATED AT: 1118 GRAND CONCOURSE, BRONX
ON: JULY 02, 2014, AT 09:30 AM

OR AS SOON THEREAFTER AS COUNSEL MAY BE HEARD, WHY AN ORDER SHOULD NOT BE MADE:

RESTORING THE CASE TO THE CALENDAR FOR A COMPLIANCE HEARING AND ASSESSMENT OF CIVIL PENALTIES, AND/OR GRANTIING SUCH OTHER AND FURTHER RELIEF AS MAY BE JUST

SERVICE OF A COPY OF THIS ORDER, AND ANNEXED AFFIDAVIT, UPON THE ATTORNEY FOR THE RESPONDENT(S) OR, IF THE RESPONDENT(S) APPEARED WITHOUT AN ATTORNEY, ON THE RESPONDENT(S) PERSONALLY OR BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED, AND ALSO UPON THE DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED, ON OR BEFORE 6/23/2014, SHALL BE DEEMED GOOD AND SUFFICIENT. PROOF OF SUCH SERVICE MAY BE FILED IN THE CLERK"S OFFICE OF HOUSING PART BEFORE THE RETURN DATE OF THIS ORDER TO SHOW CAUSE, OR ON THE DATE OF TRIAL WITH THE CLERK IN THE PART INDICATED ABOVE.

IF THE LANDLORD IS REGISTERED WITH THE DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT, PERSONAL SERVICE OR MAILING MAY BE MADE TO THE LANDLORD AT THE ADDRESS INDICATED IN SUCH REGISTRATION.

MAILING TO THE DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT SHALL BE MADE TO THE: HOUSING LITIGATION BUREAU, 3RD FLOOR
100 GOLD STREET, NEW YORK, NY 10038

ATTORNEY FOR RESPONDENT: OFFER WAIDE 87-14 116TH ST ~~[illegible]~~ RICHMOND HILLS, NY 11418

6/20/2014
DATE

STEVEN WEISSMAN, JUDGE CIVIL/HSG CT

DENIED ______________________

GENERATED: 06/20/2014 @ 11:44:24   CIV-LT-82 (6/89)

11/10/14

Civil Court of the City of New York

[Please Press Hard]

County of Bx

Housing Part H

Index Number 14917/14

Tiffany Robinson

Petitioner(s)

against

Lawrence Mgt Ltd et al

Respondent(s), and

The Department of Housing Preservation and Development

AFFIDAVIT IN SUPPORT OF AN ORDER TO SHOW CAUSE To Restore to the Calendar for a Compliance Hearing and for Assessment of Civil Penalties (H. P.)

Address: 861 E. 163rd St

(Address of Petitioner)

Bx, NY 10459 Apt. # 4J

State of New York, County of Bx ss:

Tiffany Robinson, being duly sworn, deposes and says:

1. **PARTY:** I am the ______ in the above proceeding
(Petitioner/ a [relative/friend/etc.] of the Petitioner)

2. **HISTORY:** An Order of the Court directing the correction of violations was made, or a stipulation between the parties was entered into, on 3/24, 4/17, 5/29/14.

3. **FACTS:** The following violations / conditions have not been corrected:

1) Cracks in living room ceiling
2) Cracks in Bedroom Ceiling
3) No lights in living room
4) (Bathroom Light Fixture not working
5) Light switch in Bathroom not working
6) ~~outlet~~ sockets in Living room not working
7) Tiny holes in Bedroom ceiling (Between wall and Ceiling
8) Tiny holes in living room ceiling (Between wall and ceiling
9)

TENANT'S INITIALS

4. **PRIOR ORDER:** ____ I **have not** requested a prior Order to Show Cause for a Compliance Hearing in this case.
x ____ I **have** requested a prior Order to Show Cause for a Compliance Hearing in this case but I am making this further application because No repairs have been executed and I have cameras in my apartment by way of superintendent.

5. **REQUESTS:** I respectfully request that:
- this case be restored to the calendar for a Compliance Hearing and assessment of civil penalties (fine) against my landlord since violations have not been corrected pursuant to the Court's Order.
- because I am appearing *pro-se*, without an attorney or process server, permission be granted to serve these papers myself, by Certified Mail, Return Receipt Requested.
- the attached Order be signed.

Sworn to before me this 20th day of June, 2014

[signature]

Signature of Court Employee and Title, or Notary Public

x Tiffany Robinson

Signature of Petitioner

CIVIL COURT OF THE CITY OF NEW YORK
COUNTY OF Bx **: HOUSING PART**

Index No. 39949/14

Drivers Lic

LANDLORD/TENANT ANSWER IN PERSON

Petitioner(s),

–against–

Respondent(s).

Robinson

Name: Tiffany Robinson

Address: 861 E 163 #4J
Bx 10459

☒ Respondent / ☐ Person claiming possession has appeared and orally answered the Petition as follows:

SERVICE

1. ____ I did not receive the Notice of Petition and Petition.
2. ____ I received the Notice of Petition and Petition, but service was not correct as required by law.

PARTIES

3. ____ My name appears improperly ☐, or by the wrong name ☐, or does not appear on the Notice of Petition and Petition ☐; the tenant is dead ☐.
4. ____ The Petitioner is not the landlord, owner of the building, or otherwise a proper party.

RENT

5. ____ The Petitioner never asked me or properly asked me for the rent, orally or in writing, before starting this case.
6. ____ I or someone on my behalf tried to pay the rent, but the Petitioner refused to accept it.
7. ____ The monthly rent asked for is not the legal rent or amount on the current lease.
8. ____ The Petitioner owes money to me because of a rent overcharge ☐ I paid for repairs or services ☐
9. ____ The rent, or a part of the rent, has already been paid to the Petitioner.

APARTMENT/HOUSE

10. X There are or were conditions in the apartment and/or the building/house which the Petitioner did not repair and/or services which the Petitioner did not provide. Resp has stipulation
11. ____ The petition does not properly describe the apartment/house: wrong apartment/house number ☐; wrong or missing program(s) and/or laws covering my tenancy ☐
12. ____ The apartment/house is illegal.

OTHER

13. ____ The Petitioner has harmed me by waiting too long to bring this case (laches).
14. X General denial.
15. / **NEW YORK CITY ONLY** The Petitioner has harassed me ____
16. ____ I serve in the military or depend on someone in the military.
17. ____ The petition seeks the HUD or Housing Authority Section 8 part of the rent ☐. The petitioner did not notify HUD or the Housing Authority about this case ☐ Other: ____

18. ____ **COUNTERCLAIM**: I seek a judgment and/or order based upon the above defense(s).
19. ____ Other counterclaim(s): ____

8/4/14
Dated

Clerk / Judge's Initials

Thursday

COURT DATE

DATE: 8/7/14 **TIME:** 9:30 AM **PART:** C **ROOM:** 390

THE CLERK CANNOT CHANGE YOUR COURT DATE. YOU MUST COME AND BRING THIS FORM AND ALL OF YOUR PROOF (RECEIPTS, PHOTOGRAPHS, ETC.) WITH YOU. BE AT THE COURTHOUSE AT LEAST 30 MINUTES BEFORE YOUR COURT DATE, TO ALLOW TIME TO GO THROUGH THE METAL DETECTORS. IF YOU ARE LATE OR DO NOT APPEAR, YOU MAY LOSE YOUR CASE AND BE EVICTED. IF YOU ARE UNABLE TO SETTLE YOUR CASE, YOU MAY HAVE AN IMMEDIATE TRIAL. IF YOU WILL NOT BE READY FOR TRIAL, YOU MUST ASK THE JUDGE FOR A NEW DATE. THE JUDGE WILL THEN DECIDE IF YOU HAVE SHOWN A GOOD REASON TO POSTPONE YOUR CASE.

For assistance visit a Help Center in the courthouse or the Court's website: http://nycourthelp.gov/

CIVIL COURT OF THE CITY OF NEW YORK
County of Bronx
Date 7/2/14 **Part** H

Index No. L&T: 14914/14
Page 1 **of** 1
Hon. Steven Weissman

SO ORDERED
STEVEN WEISSMAN

Tiffany Robinson
Petitioner(s),

against

Wavecrest Management Team LTD.
Respondent(s)

STIPULATION OF SETTLEMENT

The parties understand that each party has the right to a trial, the right to see a Judge at any time and the right not to enter into a stipulation of settlement. However, after review of all the issues, the parties agree that they do not want to go to trial and instead agree to the following stipulation in settlement of the issues in this matter.

Party (please print)		**Added/Amended** *or* **Deleted**	**Appearance**	**No Appearance**	**No Answer**
Petitioner					
Respondent 1					
Respondent 2					
Respondent 3					

RE: 861 East 163rd Street, 4J.
A Resource will appear on August 6, 2014 at 10AM. The work hours are 9-5. The workers must arrive by 11AM. This case is adjourned to August 21, 2014 at 9:30 AM room 560 for compliance. Respondent to correct all violations as per the May 29, 2014 OTC.

[signature] HPD [signature] Tenant [signature] Respondent's Attorney

CIVIL COURT OF THE CITY OF NEW YORK
County of BX
Date 8/7/14 **Part** C

Rev Dorazio Petitioner(s),

against

Lopez Respondent(s)

Index No. L&T: 79949/14
Page 1 **of** 1
Hon. Dougherty

9

STIPULATION OF SETTLEMENT

The parties understand that each party has the right to a trial, the right to see a Judge at any time and the right not to enter into a stipulation of settlement. However, after review of all the issues, the parties agree that they do not want to go to trial and instead agree to the following stipulation in settlement of the issues in this matter.

6182-078

Party (please print)		**Added/Amended** *or* **Deleted**	**Appearance**	**No Appearance**	**No Answer**
Petitioner					
Respondent 1					
Respondent 2					
Respondent 3					

Marked final for

Trial

August 27, 2014 @ 9:30 am

Civil Court of the City of New York
County of Bronx
Part H

Index Number 14 914/14

Robinson
Claimant(s)/Plaintiff(s)/Petitioner(s)

against

Wavecrest
Defendant(s)/Respondent(s)

DECISION/ORDER

After conference proceeding adjourned to 10/1/14 at 2PM for a hearing on civil penalties. In the interim access is ordered for 9/15/14, 9-5, workers by 9 AM. Additional dates to be arranged if needed.

8/21/14
Date

STEVEN WEISSMAN
JUDGE, HOUSING COURT
Judge, Civil Court

CIV-GP-41 (January, 1998)

CIVIL COURT OF THE CITY OF NEW YORK

Your case *(Su caso)* 14914/14

has been; *(ha sido:)*

☐ Assigned to: *(Asignado a:)*

☒ Adjourned to: *(Aplazado para:)*

Part: *(Parte:)* H

Room: *(Sala:)* 560

Time: *(Hora:)* ~~9:30 a.m.~~ 2PM

Date: *(Fecha:)* 10/1/14

CIV-GP-88 (Rev. 1/98)

STEVEN WEISSMAN
JUDGE, HOUSING COURT

CIVIL COURT OF THE CITY OF NEW YORK
County of BP
Date 8/27/14 **Part** C

Index No. L&T: 39949/14
Page 1 of 1
Hon. [illegible]

NEW POLITE
Petitioner(s),
against

ROBINSON *Respondent(s)*

STIPULATION OF SETTLEMENT

The parties understand that each party has the right to a trial, the right to see a Judge at any time and the right not to enter into a stipulation of settlement. However, after review of all the issues, the parties agree that they do not want to go to trial and instead agree to the following stipulation in settlement of the issues in this matter.

6182-078

Party (please print)		**Added/Amended** *or* **Deleted**	**Appearance**	**No Appearance**	**No Answer**
Petitioner					
Respondent 1					
Respondent 2					
Respondent 3					

Matter adjourned to
9/29/14 ~~[illegible] 2014~~ for all purposes
Pt. C and awaiting of HPD case
RM
390

[signature] [signature]

7014 0150 0001 9463 6692

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Return Receipt Fee (Endorsement Required)	$2.70		
Restricted Delivery Fee (Endorsement Required)	$0.00		
Total Postage & Fees	$ $6.49	06/20/2014	

JUN 20 2014 USPS

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City, State, ZIP+4 Richmond Hills, NY 11418

PS Form 3800, August 2006 — See Reverse for Instructions

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CUSTOMER'S RECEIPT

SEE BACK OF THIS RECEIPT FOR IMPORTANT CLAIM INFORMATION

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Address: Rent

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21726157050	2014-02-01	104731	$725.95	0012

UNITED STATES POSTAL SERVICE®

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21726157048	2014-02-01	104731	$725.95	0012

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NOT NEGOTIABLE

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Address: March 2014 Rent

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Serial Number	Year, Month, Day	Post Office	Amount	Clerk
21726189235	2014-02-28	104731	$725.98	0030

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CUSTOMER'S RECEIPT

SEE BACK OF THIS RECEIPT FOR IMPORTANT CLAIM INFORMATION

NOT NEGOTIABLE

Pay to

Address: April 2014 Rent

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Serial Number	Year, Month, Day	Post Office	Amount	Clerk
21726189224	2014-02-28	104731	$725.98	0030

Knickerbocker Management
c/o Wavecrest Management
87-14 116th St Richmond Hill, New York 11418

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WebReg#: 3D3610

Account Number	Includes Payments Received As Of
182-078	2/19/14

ITEM	AMOUNT
BASE CHG	725.95

March 2014 & April 2014 1,451.90

DATE DUE	AMOUNT DUE
03/01/14	725.95

Knickerbocker Management
c/o Wavecrest Management
87-14 116th St Richmond Hill, New York 11418

Keep This Part For Your Records

WebReg#: 3D3610

Account Number	Includes Payments Received As Of
182-078	1/22/14

ITEM	AMOUNT
BASE CHG	725.95
BASE CHG AR	725.95

~~725.~~

January & February 2014 1,451.90

DATE DUE	AMOUNT DUE
02/01/14	1451.90